

SECTION 13 - TEMPORARY USE PERMITS

Economic opportunities sometimes arise that are temporary in nature for which permanent development is not desirable. At times, it is beneficial to test the potential of a use at one particular location before committing permanent development. A temporary use permit (TUP) is required for temporary land uses that do not conform to the zoning bylaw and the permit can cover a wide range of activities.

13.1.1 Objective

- a. To consider the issuance of TUPs to allow for temporary uses, subject to specific conditions of the permit, in order to provide for flexibility and diversity that affords employment and economic opportunities.

13.1.2 Policies

- a. Pursuant to the *Local Government Act*, the entire SPFA is designated as an area where temporary uses may be allowed, subject to the issuance of a TUP.
- b. The intent of TUPs is to accommodate a time-limited use.
- c. In addition to public notification requirements, a public meeting may be held at the discretion of the Regional Board concerning an application for a TUP.
- d. A TUP for a use located adjacent to a controlled access highway or other major road may not be approved by the Regional Board where the Ministry of Transportation and Infrastructure indicates that it has an objection to the proposed use with reference to traffic safety.
- e. An approved temporary use may continue in accordance with the provisions specified in the TUP until the date the permit expires, or three (3) years after the permit was issued, whichever occurs first.
- f. TUPs may be renewed only once and should be discouraged from re-application in favour of being considered through a zoning amendment process.
- g. TUP proposals will be examined and considered, subject to factors including, but not limited to, the following:
 - i. plans for vehicle access, parking and circulation on the property;
 - ii. distance to home sites and nearby rural places;
 - iii. the siting, orientation, and layout of proposed structures and activities;
 - iv. arrangements for the dismantling or removal of any buildings or structures that are part of the proposed use, and not otherwise permitted by zoning regulations;
 - v. arrangements for the restoration of the land to an equivalent condition and capability to what existed prior to the development allowed by the TUP's issuance;
 - vi. propensity of the proposed use to emit dust, air emissions (including prevailing wind direction), noise, and light affecting neighbouring properties; and
 - vii. location, visibility, and security of outdoor storage areas.
- h. Temporary uses should be oriented so as to minimize or eliminate conflicts with agriculture.